

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

104/611 Sydney Road Brunswick VIC 3056

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$490,000

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Apr 2020

to

31 Mar 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

32/337-341 Sydney Road Brunswick VIC 3056	\$540,000	23-Feb-21
7/99 Brickworks Drive Brunswick VIC 3056	\$540,000	30-Oct-20
1118/182 Edward Street Brunswick East VIC 3057	\$535,000	07-Jan-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 19 April 2021



32/337-341 Sydney Road Brunswick VIC 3056 Sold Price **\$540,000** Sold Date **23-Feb-21**

 2  1  1

Distance **0.78km**



7/99 Brickworks Drive Brunswick VIC 3056 Sold Price Sold Date **30-Oct-20**

 2  1  1

Distance **1.21km**



1118/182 Edward Street Brunswick East VIC 3057 Sold Price ^{RS} **\$535,000** Sold Date **07-Jan-21**

 2  1  1

Distance **1.68km**

RS = Recent sale

UN = Undisclosed Sale

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